

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 GRANT STREET WATSONIA NORTH VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

Suburb

Watsonia North

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

170 CAMERON PARADE WATSONIA NORTH VIC 3087	\$815,000	18-Oct-25
75 NOORONG AVENUE BUNDOORA VIC 3083	\$801,000	11-Oct-25
529 GRIMSHAW STREET BUNDOORA VIC 3083	\$815,000	11-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**170 CAMERON PARADE
WATSONIA NORTH VIC 3087**

 3  1  1

Sold Price **\$815,000** Sold Date **18-Oct-25**

Distance **0.23km**



**75 NOORONG AVENUE
BUNDOORA VIC 3083**

 3  1  2

Sold Price **\$801,000** Sold Date **11-Oct-25**

Distance **1.52km**



**529 GRIMSHAW STREET
BUNDOORA VIC 3083**

 3  1  1

Sold Price **\$815,000** Sold Date **11-Oct-25**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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